

Town of Guildhall, Vermont

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To Guildhall Property Owners

I understand everyone is very concerned about their tax bill and are asking why such a drastic increase this year. The two major determining factors of the property tax bill are the town's Educational (Homestead or Non-resident school) and Municipal tax rates.

When the Guildhall school was closed, and the town joined the NEK (Northeast Kingdom) Choice District, there was a subsidized educational rate for five years. The subsidy ended in 2020- 2021 and the educational rates have now gone up \$0.40 to the true cost of education.

Last year (2021) Covid carryovers and highway grant surpluses that had not been expended in 2020 due to the lock downs resulted in an unusually low municipal rate of \$0.31. The town was awarded a \$100,000.00 grant to refurbish the Guildhall end of the Granby Road. The grant was rolled over and used in 2020-2021 which lowered the 2021 tax rate. Also, due to a mild winter in 2020 there wasn't as much road maintenance as usual and only about a quarter of the winter sand had to be purchased for the year 2021. Both the grant and maintenance surpluses were expended and this year (2022) the rate has returned to \$0.72 where it has averaged since 2017 (20 year tax rate trend is included).

I have attached 1) a 3-year town & highway budget comparison,2) the 20-year tax rate trend, and 3) the 2018 - 2022 municipal and education tax rate calculations. They detail the return to the average municipal rate. 2021 was due to the following factors: town surplus and highway carryover due to covid-19 lockdown low maintenance of roads in 2020-2021 (less sand usage, mild winter), and a large highway grant from 2019-2020 carried into 2021.

I hope this is helpful,

Gary Brown
Selectboard Chair
Town of Guildhall

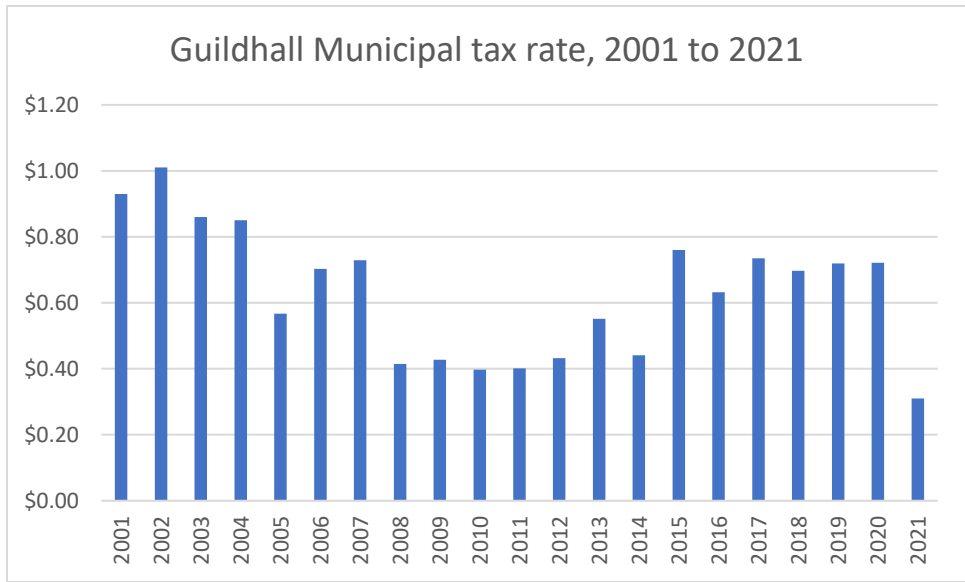
3-Year Town & Highway Budget and Tax Rate Comparison

The Base Town Budget has been fairly stable. The Highway varies with expected Grants. Note the Highway Carryover and Non-Highway Surplus in 2021 budget. Both resulted from COVID.

Estimated tax rate is Municipal taxes to be Levied DIVIDED BY Grand List value.

	2020	2021	2022
Base Budget - Town	\$209,281.33	\$204,531.83	\$223,556.93
Base Budget - Highway	\$246,200.00	\$181,950.00	\$181,550.00
Base Budget - Total	\$455,481.33	\$386,481.83	\$405,106.93
less Highway Grants	\$114,000.00	\$90,000.00	\$35,720.00
less Highway Carryover	\$19,577.24	\$84,603.18	\$14,388.46
Proposed Budget; Town, Highway, and Warned	\$ 321,904.09	\$211,878.65	\$354,998.47
Less Unreserved Town Non-Highway Surplus	\$ 10,551.60	\$32,170.75	\$13,678.37
Less Estimated Non-Tax Revenue	\$ 53,000.00	\$70,000.00	\$83,000.00
Municipal Taxes to be Levied	\$ 258,352.49	\$109,707.90	\$258,320.10
Grand List	\$ 356,611.48	\$ 356,611.48	\$ 356,611.48
Estimated 2020 Tax Rate	\$ 0.7245	\$0.31	\$0.72

20 Year Tax Rate Trends



2018 Tax Rate Calculation	
Funds to be raised	\$ 248,568.99
Grand List	\$ 357,669.35
Muni Tax Rate	\$ 0.6950
Vet Exempt >10k	\$ 90,000.00
/ 100	\$ 100.00
= Vet local GL	\$ 900.00
x homestead rate	\$ 0.8698
= Ed Tax shortfall	\$ 782.82
/ Grand List	\$ 357,669.35
= add'l muni tax rate	\$ 0.0022
Total Muni Tax Rate	\$ 0.6972
Muni Tax Rate	\$ 0.6972
Homestead Tax Rate	\$ 0.8698
Homestead Total Rate	\$ 1.5670
Muni Tax Rate	\$ 0.6972
Non-Res Tax Rate	\$ 1.3088
Non-Res Total Rate	\$ 2.0060

Tax Rate Calculation	
Funds to be raised	\$ 255,038.62
/Grand List	\$ 356,876.54
Muni Tax Rate	\$ 0.7146
Vet Exempt >10k	\$ 150,000.00
/ 100	\$ 100.00
= Vet local GL	\$ 1,500.00
x homestead rate	\$ 1.0054
= Ed Tax shortfall	\$ 1,508.10
/ Grand List	\$ 356,876.54
= add'l muni tax rate	\$ 0.0042
Total Muni Tax Rate	\$ 0.7189
Homestead Tax Rate	\$ 1.0054
Non-Res Tax Rate	\$ 1.4536
Muni Tax Rate	\$ 0.7189
Homestead Tax Rate	\$ 1.0054
Homestead Total Rate	\$ 1.7243
Muni Tax Rate	\$ 0.7189
Non-Res Tax Rate	\$ 1.4536
Non-Res Total Rate	\$ 2.1725

Tax Rate Calculation	
Funds to be raised	\$ 258,352.49
/Grand List	\$ 360,612.18
Muni Tax Rate	\$ 0.7164
Vet Exempt >10k	\$ 150,000.00
/ 100	\$ 100.00
= Vet local GL	\$ 1,500.00
x homestead rate	\$ 1.0960
= Ed Tax shortfall	\$ 1,644.00
/ Grand List	\$ 360,612.18
= add'l muni tax rate	\$ 0.0046
Total Muni Tax Rate	\$ 0.7210
Homestead Tax Rate	\$ 1.0960
Non-Res Tax Rate	\$ 1.5414
Muni Tax Rate	\$ 0.7210
Homestead Tax Rate	\$ 1.0960
Homestead Total Rate	\$ 1.8170
Muni Tax Rate	\$ 0.7210
Non-Res Tax Rate	\$ 1.5414
Non-Res Total Rate	\$ 2.2624

Tax Rate Calculation	
Funds to be raised	\$ 110,648.90
/Grand List	\$ 362,157.11
Muni Tax Rate	\$ 0.3055
Vet Exempt >10k	\$ 150,000.00
/ 100	\$ 100.00
= Vet local GL	\$ 1,500.00
x homestead rate	\$ 1.1710
= Ed Tax shortfall	\$ 1,756.50
/ Grand List	\$ 362,157.11
= add'l muni tax rate	\$ 0.0049
Total Muni Tax Rate	\$ 0.3104
Homestead Tax Rate	\$ 1.1710
Non-Res Tax Rate	\$ 1.5530
Muni Tax Rate	\$ 0.3104
Homestead Tax Rate	\$ 1.1710
Homestead Total Rate	\$ 1.4814
Muni Tax Rate	\$ 0.3104
Non-Res Tax Rate	\$ 1.5530
Non-Res Total Rate	\$ 1.8634

Tax Rate Calculation	2022
Funds to be raised	\$ 258,320.10
/Grand List	\$ 361,431.51
Muni Tax Rate	\$ 0.7147
Vet Exempt >10k	\$ 160,000.00
/ 100	\$ 100.00
= Vet local GL	\$ 1,600.00
x homestead rate	\$ 1.5639
= Ed Tax shortfall	\$ 2,502.24
/ Grand List	\$ 361,431.51
= add'l muni tax rate	\$ 0.0069
Muni Tax Rate	\$ 0.7216
Homestead Tax Rate	\$ 1.5639
Non-Res Tax Rate	\$ 1.5356
Muni Tax Rate	\$ 0.7216
Homestead Tax Rate	\$ 1.5639
Homestead Total Rate	\$ 2.2855
Muni Tax Rate	\$ 0.7216
Non-Res Tax Rate	\$ 1.5356
Non-Res Total Rate	\$ 2.2572